

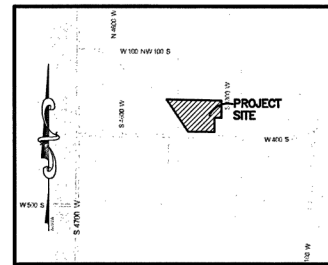
**EXPLORATION PITS**

AN EVALUATION OF THE SITE AND SOILS AT THE ABOVE-REFERENCED ADDRESS WAS COMPLETED BY STAFF OF THE SURVEY OFFICE ON MARCH 24, 2013. THE EXPLORATION PIT(S) IS LOCATED AT THE REFERENCED GPS COORDINATE AND DATUM. THE SOIL HORIZONS, REQUIRED PERCOLATION DEPTHS, ACTUAL AND ANTICIPATED MAXIMUM GROUND WATER TABLES HAVE BEEN LOGGED AS FOLLOWS:

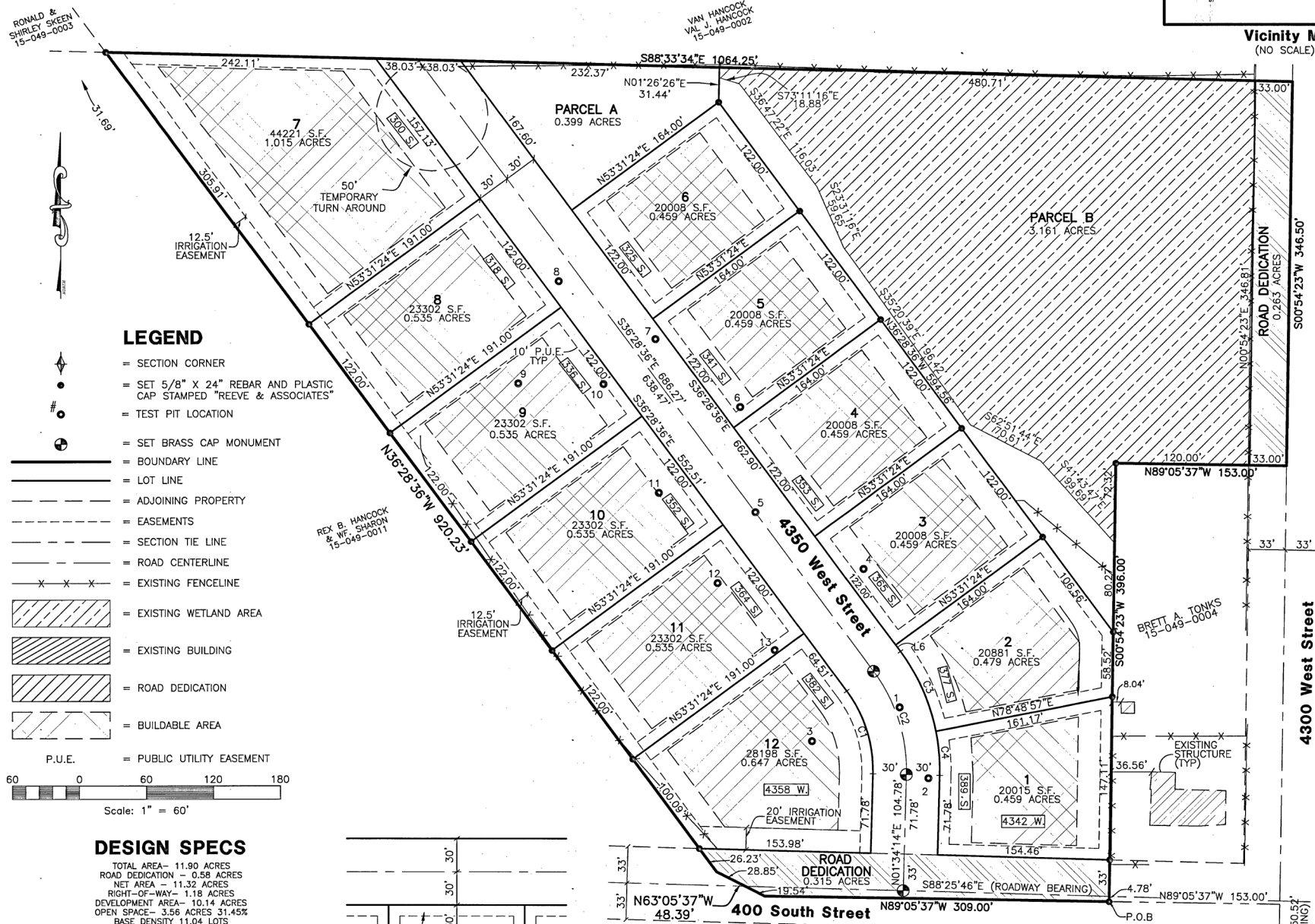
- EXPLORATION PIT #1 (UTM ZONE 12T, NAD 83, 0409178E 4567882N) 0-18" LOAM, GRANULAR STRUCTURE 18-50" SANDY CLAY LOAM, MASSIVE STRUCTURE 50-73" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% (THIS HORIZON IS A LACUSTRINE (LAKE) DEPOSIT DOMINATED BY INTER-BEDDED SANDS, SANDY CLAY LOAMS, AND SANDY CLAYS. INDIVIDUAL LAYER THICKNESS CAN BE MEASURED AS INCHES. PLATY STRUCTURE IS CAUSED BY SEDIMENTARY GRAIN SIZED DIFFERENCES IN THESE INDIVIDUAL LAYER. THIS LAYER HAS BEEN GENERALIZED AS A SANDY CLAY LOAM, PLATY STRUCTURE FROM THIS POINT FORWARD. GROUND WATER OBSERVED AT 73 INCHES)
- EXPLORATION PIT #2 (UTM ZONE 12T, NAD 83, 0409188E 4567880N) 0-22" LOAM, GRANULAR STRUCTURE 22-55" SANDY CLAY LOAM, MASSIVE STRUCTURE 55-78" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 79 INCHES
- EXPLORATION PIT #3 (UTM ZONE 12T, NAD 83, 0409149E 4567871N) 0-21" LOAM, GRANULAR STRUCTURE 21-55" SANDY CLAY LOAM, MASSIVE STRUCTURE 55-79" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 79 INCHES
- EXPLORATION PIT #4 (UTM ZONE 12T, NAD 83, 0409163E 45687910N) 0-18" LOAM, GRANULAR STRUCTURE 18-48" SANDY CLAY LOAM, MASSIVE STRUCTURE 48-73" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 73 INCHES
- EXPLORATION PIT #5 (UTM ZONE 12T, NAD 83, 0409138E 4567943) 0-20" LOAM, GRANULAR STRUCTURE 20-55" SANDY CLAY LOAM, MASSIVE STRUCTURE 55-70" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 70 INCHES
- EXPLORATION PIT #6 (UTM ZONE 12T, NAD 83, 0409124E 4567964N) 0-18" LOAM, GRANULAR STRUCTURE 18-44" SANDY CLAY LOAM, MASSIVE STRUCTURE 44-68" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 68 INCHES
- EXPLORATION PIT #7 (UTM ZONE 12T, NAD 83, 0409107E 4567988N) 0-20" LOAM, GRANULAR STRUCTURE 20-45" SANDY CLAY LOAM, MASSIVE STRUCTURE 45-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES
- EXPLORATION PIT #8 (UTM ZONE 12T, NAD 83, 0409070E 4568002N) 0-22" LOAM, GRANULAR STRUCTURE 22-50" SANDY CLAY LOAM, MASSIVE STRUCTURE 50-55" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 55 INCHES
- EXPLORATION PIT #9 (UTM ZONE 12T, NAD 83, 0409064E 4567971N) 0-22" LOAM, GRANULAR STRUCTURE 22-54" SANDY CLAY LOAM, MASSIVE STRUCTURE 54-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES
- EXPLORATION PIT #10 (UTM ZONE 12T, NAD 83, 040904E 4567971N) 0-25" LOAM, GRANULAR STRUCTURE 25-54" SANDY CLAY LOAM, MASSIVE STRUCTURE 54-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES
- EXPLORATION PIT #11 (UTM ZONE 12T, NAD 83, 0409106E 4567945N) 0-24" LOAM, GRANULAR STRUCTURE 24-55" SANDY CLAY LOAM, MASSIVE STRUCTURE 55-64" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 64 INCHES
- EXPLORATION PIT #12 (UTM ZONE 12T, NAD 83, 0409136E 4567920N) 0-28" LOAM, GRANULAR STRUCTURE 28-58" SANDY CLAY LOAM, MASSIVE STRUCTURE 58-67" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 67 INCHES
- EXPLORATION PIT #13 (UTM ZONE 12T, NAD 83, 0409136E 4567900N) 0-19" LOAM, GRANULAR STRUCTURE 19-49" SANDY CLAY LOAM, MASSIVE STRUCTURE 49-70" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 70 INCHES

# HENRY FLATS CLUSTER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 17, T.6N., R.2W., S.L.B & M., U.S. SURVEY  
WEBER COUNTY, UTAH  
SEPTEMBER, 2016

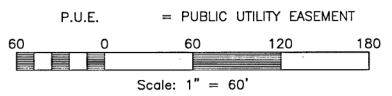


Vicinity Map (NO SCALE)



**LEGEND**

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- TEST PIT LOCATION
- SET BRASS CAP MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- EXISTING WETLAND AREA
- EXISTING BUILDING
- ROAD DEDICATION
- BUILDABLE AREA
- P.U.E. = PUBLIC UTILITY EASEMENT



**DESIGN SPECS**

TOTAL AREA - 11.90 ACRES  
ROAD DEDICATION - 0.58 ACRES  
NET AREA - 11.32 ACRES  
RIGHT-OF-WAY - 1.18 ACRES  
DEVELOPMENT AREA - 10.14 ACRES  
OPEN SPACE - 3.56 ACRES @ 45%  
BASE DENSITY 11.04 LOTS  
BONUS 10% 1.10  
TOTAL LOTS 12.14 LOTS  
LOTS DESIGNED 12

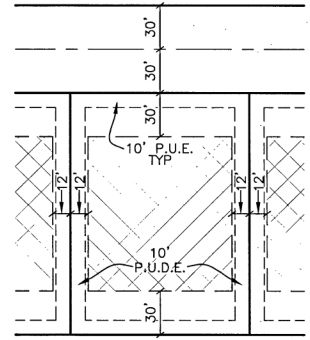
**AGRICULTURE NOTE**

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THESE SUBDIVISION

**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1120.00	79.89	76.23	41.37	N172°11'W	38.02°50'
C2	1180.00	99.81	97.78	51.72	S122°11'E	38.02°50'
C3	1180.00	79.46	78.82	40.39	N29°49'50"W	25°17'33"
C4	1180.00	40.07	39.99	20.12	N04°48'25"W	12°45'16"

**BUILDING PAD DETAIL**  
(TO SCALE)



**SURVEYOR'S CERTIFICATE**

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HENRY FLATS CLUSTER SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 8<sup>th</sup> DAY OF August, 2017.  
9031945  
UTAH LICENSE NUMBER



**OWNERS DEDICATION AND CERTIFICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT HENRY FLATS CLUSTER SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS, AND DO HEREBY DEDICATE THE AREA SHOWN HEREON AS PARCEL A & PARCEL B TO THE HOME OWNERS ASSOCIATION OF THIS SUBDIVISION.

SIGNED THIS 6<sup>th</sup> DAY OF Aug, 2017.  
Paul Clark (PAANC LLC)  
REX B. HANCOCK  
SHARON HANCOCK

**ACKNOWLEDGMENT**

STATE OF UTAH ) ss.  
COUNTY OF WEBER )  
ON THE 8<sup>th</sup> DAY OF Aug, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES 11-24-2019  
NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF UTAH ) ss.  
COUNTY OF WEBER )  
ON THE 9<sup>th</sup> DAY OF August, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES 08-17-2021  
NOTARY PUBLIC

**Project Info.**  
Surveyor: R KUNZ  
Designer: D. CAVE  
Begin Date: 11-03-2015  
Name: HENRY FLATS CLUSTER SUBDIVISION  
Number: 6272-01  
Revision: 8-8-2017  
Scale: 1"=60'  
Checked:

**Reeve & Associates, Inc.**  
5183 S 1550 W, BERRIDGE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso.com

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A BRASS CAP MONUMENT STAMPED SOUTH QUARTER CORNER AND A BRASS CAP MONUMENT STAMPED SOUTHEAST CORNER OF SECTION 17, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S89°05'07"E., UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 10<sup>th</sup> DAY OF August, 2017.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS 10<sup>th</sup> DAY OF August, 2017.  
WEBER COUNTY ENGINEER

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS 14<sup>th</sup> DAY OF August, 2017.  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS 10<sup>th</sup> DAY OF August, 2017.  
WEBER COUNTY ATTORNEY

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS 16<sup>th</sup> DAY OF August, 2017.  
CHAIRMAN, WEBER COUNTY COMMISSION

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERETH. SIGNED THIS 8<sup>th</sup> DAY OF August, 2017.  
WEBER COUNTY SURVEYOR

**Webber County Recorder**

Entry No. 2875519. Fee Paid \$43.00. Filed For Record And Recorded, 20-AUG-2017 At 11:32AM in Book 91 Of The Official Records, Page 80. Recorded For: PHIL HANCOCK. LEANN H. KILTS, Webber County Recorder. Deputy.